

REPORT TO	ON
Planning Committee	18 September 2019



TITLE	REPORT OF
Planning Application Received by Lancashire County Council (LCC/2019/0029) - Land At Red Scar Industrial Estate, Longridge Road, Ribbleton, Preston	Director of Planning and Property

Is this report confidential?	No
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PURPOSE OF THE REPORT

1. Lancashire County Council (LCC) have received a planning application (LCC ref. LCC/2019/0029) for an Energy Recovery Facility (ERF) within the Red Scar Industrial Estate, Ribbleton, Preston. This planning application is due to be considered by the County Council’s Planning Committee at a meeting later this year. In considering the planning application LCC’s Planning Department have consulted various statutory consultees, including ourselves, for views on the submission.
2. This report seeks resolution from the Planning Committee as to what response is provided to LCC in relation to the planning application currently under consideration.

RECOMMENDATION

3. That Members raise no objections to the proposal

CORPORATE PRIORITIES

4. The report relates to the following corporate priorities:

Excellence and Financial Sustainability	
Health and Wellbeing	✓
Place	✓

Projects relating to People in the Corporate Plan:

People	
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BACKGROUND TO THE REPORT

5. The planning application was received by LCC in June 2019 with all documentation available to view on the County Council's website <http://planningregister.lancashire.gov.uk> (using the LCC ref. LCC/2019/0029).
6. The Case Officer dealing with the planning application has confirmed that the earliest County Planning Committee that the application can be taken for determination is the meeting scheduled for the 16th October 2019.

PROPOSALS

7. The planning application relates to a 9.27 hectare site on the southern periphery of the Red Scar Industrial Estate, Ribblesdale, Preston (see Appendix 1).
8. The eastern section of the site is within 200m of the River Ribble, which forms the Borough boundary of South Ribble. A distance of 1300m is present from the site to the nearest residential property in South Ribble (an isolated farm called Lower Hall Farm off Potter Lane, Samlesbury). A distance of 1700m would be present to a cluster of residential properties to the south-east of the site on Potter Lane, Samlesbury with the Brockholes Nature Reserve intervening.
9. The proposal is for an Energy Recovery Facility (ERF) which would burn pre-treated, non-recyclable waste, in order to generate energy in the form of electricity and also potentially heat. It is envisaged that the ERF could generate up to 47MWe of electricity, which equates to the amount of electricity consumed by 108,000 homes in a year.
10. Two considerations for South Ribble Borough Council, as a neighbouring authority with the site in relatively close proximity, are:
 - a) What are the air quality / odour implications of the burning of the non-recyclable material; and
 - b) What is the visual impact on the facility
11. In regards to the odour implications SRBC Environmental Health have advised that the facility would not cause any direct impact on South Ribble which is reaffirmed by a submitted Odour Impact Assessment which concludes a 'negligible effect' on assessed receptors between 20m and 800m of the site.
12. In regards to air quality implications, SRBC Environmental Health advise that whilst additional pollution into the atmosphere would occur this would be regulated by the Environment Agency through the issuing of permits. The section of the submitted Environmental Statement covering Air Quality concludes that the proposal *"is not predicted to give rise to significant environmental effects on air quality, human health, ecological receptors and odour, and is predicted to have a significant beneficial effect on climate change"*.
13. Considering the visual impact of the proposal, the majority of the built development would be less than 40m in height and would not be visible from any vantage point within South Ribble. The exception to this however would be 2 flue stacks, each with a diameter of 3m, that would extend up to 85m in height (see Appendix 2) which is approximately half the height of Blackpool Tower.
14. Photomontages submitted by the applicant confirm that the stacks would be visible above intervening landscaping to the south and east (see Appendix 3). Whilst it is acknowledged

that the proposal will alter current distant views from the Borough it is important to consider that the landscape is afforded no special protection (e.g. such as an Area of Outstanding Natural Beauty). The environmental benefits of the scheme should also be afforded significant weight in coming to a decision as to whether or not to object to the application.

CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION

15. None – all necessary consultation has been undertaken by LCC as the relevant planning authority.

FINANCIAL IMPLICATIONS

16. None

LEGAL IMPLICATIONS

17. None

COMMENTS OF THE STATUTORY FINANCE OFFICER

18. There are no financial implications for South Ribble Borough Council in relation to this consultation.

COMMENTS OF THE MONITORING OFFICER

19. This is a relatively unusual situation in that the council has the role here of a consultee, rather than being the decision making body. Clearly is a matter for the discretion of the Committee whether to object or not. Para 5.4 of the report highlights what the key considerations are from this council’s point of view. This includes the issue of course of air quality.

OTHER IMPLICATIONS:

▶ HR & Organisational Development	None
▶ ICT / Technology	None
▶ Property & Asset Management	None
▶ Risk	None
▶ Equality & Diversity	None

BACKGROUND DOCUMENTS

20. There are no background papers to this report

APPENDICES (or There are no appendices to this report)

- Appendix 1 – Site Plan
- Appendix 2 – Elevational Plan (Proposed)
- Appendix 3 - Photomontages

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